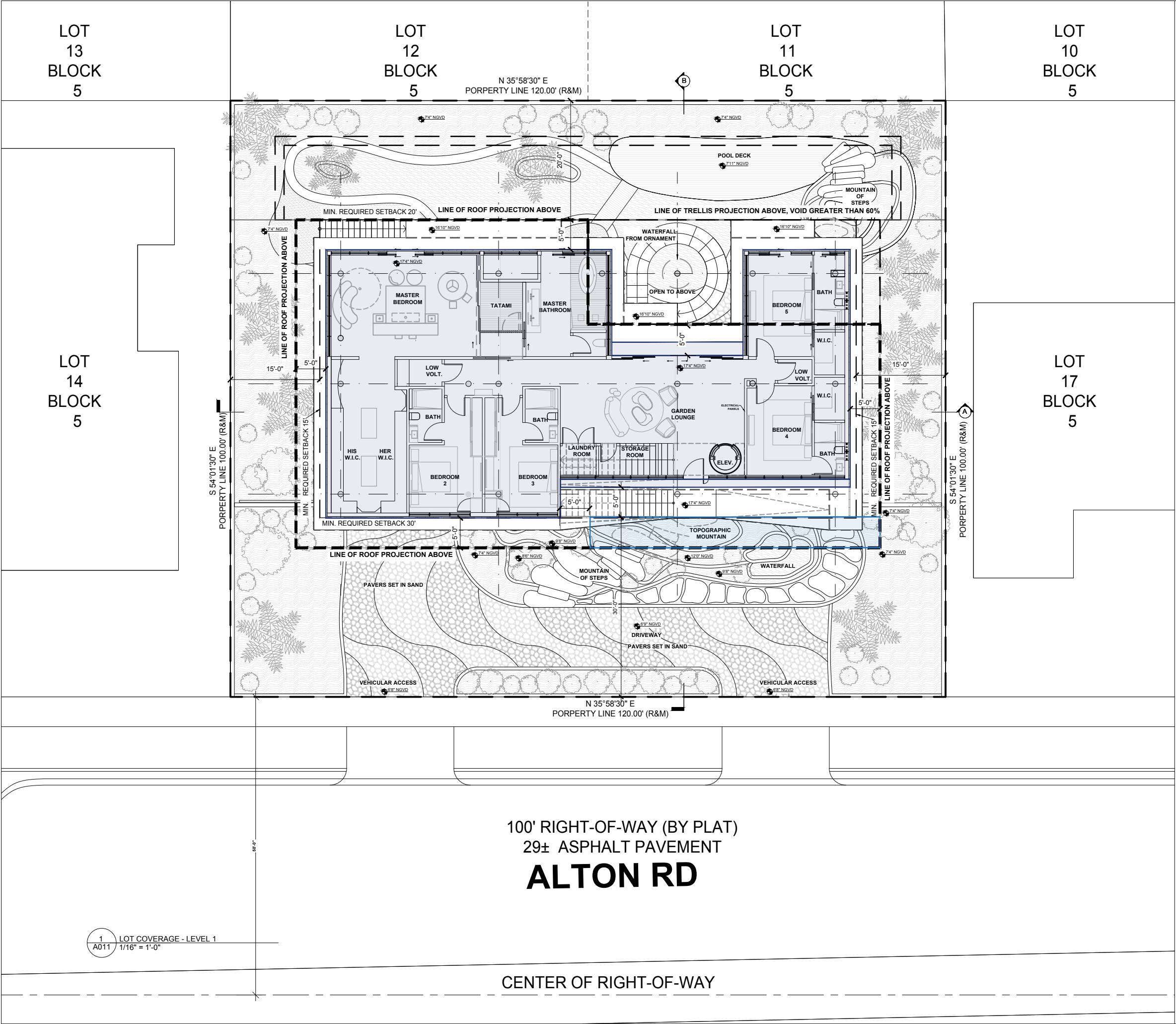




ZONING DATA:

	REQUIRED	PROVIDED
LOT AREA (MIN.)	6,000 SF	12,000 SF
LOT COVERAGE (MAX.)	3,600 SF	3,600 SF
SETBACKS (MIN.)		
FRONT	30'-0"	30'-0"
SIDE	15'-0"	16'-0"
REAR	20'-0"	25'-0"

LOT COVERAGE:

RESIDENCE	3,368 SF
OVERHANGS	232 SF

TOTAL PROVIDED	3,600 SF (30%)
REQUIRED	3,600 SF (30%)

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Phone +1(305) 974 2705
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HOUSE OF KIRSCHNER

4410 Alton Rd, Miami Beach, FL. 33140



Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AREA DIAGRAMS - LOT COVERAGE

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

Drawing Number

A011

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N 35°58'30" E
PORPERTY LINE 120.00' (R&M)

PORPERTY LINE 120.00' (R&M)

5

	WATERFALL	74 SF (2%)
---	-----------	---------------

74 SF
(2%)

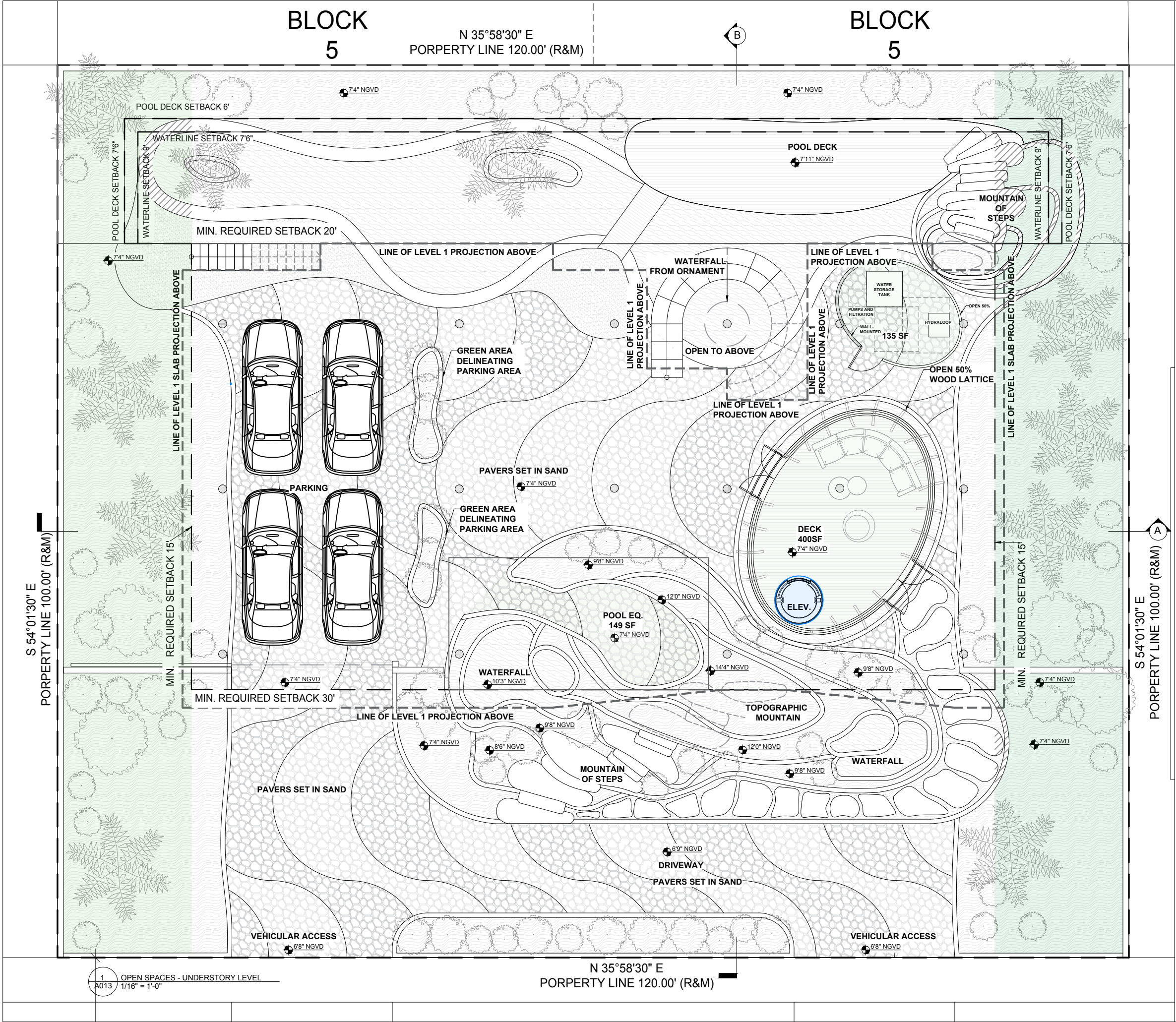
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S 54°01'30" E
PROPERTY LINE 100.00' (R&M)

S 54°01'30" E
PROPERTY LINE 100.00' (B&M)

N 35°58'30" E
PORPERTY LINE 120.00' (R&M)

1 OPEN SPACES - UNDERSTORY LEVEL
A012 1/16" = 1'-0"



OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS):

SIDE YARD REQUIRED (MIN.) 750 SF (50%)

NORTH SIDE YARD PROVIDED:

PERVIOUS AREA (100%) 1,339 SF (89%)

TOTAL IMPERVIOUS AREA IN NORTH SIDE YARD: 161 SF (11%)

SOUTH SIDE YARD PROVIDED:

PERVIOUS AREA (100%) 1,381 SF (92%)

TOTAL IMPERVIOUS AREA IN SOUTH SIDE YARD: 119 SF (8%)

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

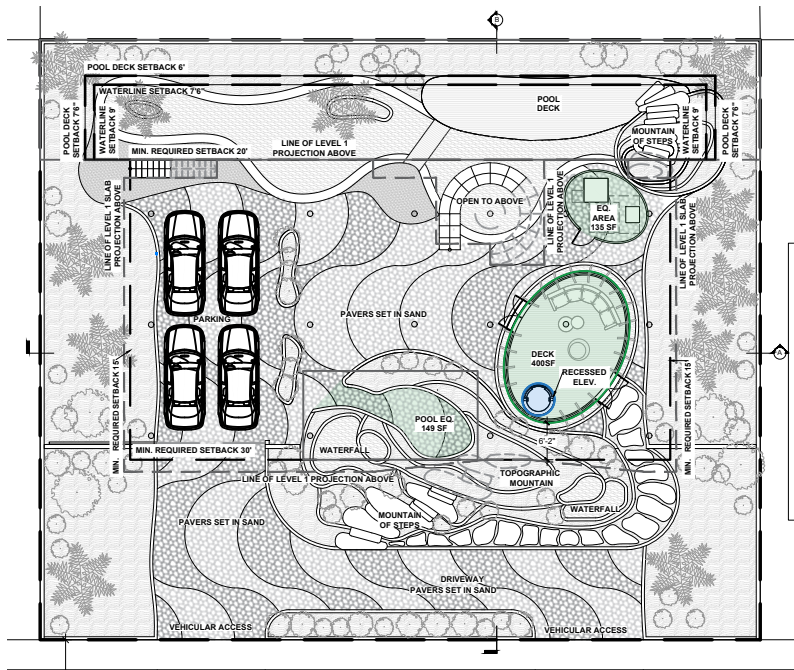
AREA DIAGRAMS - OPEN SPACES

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

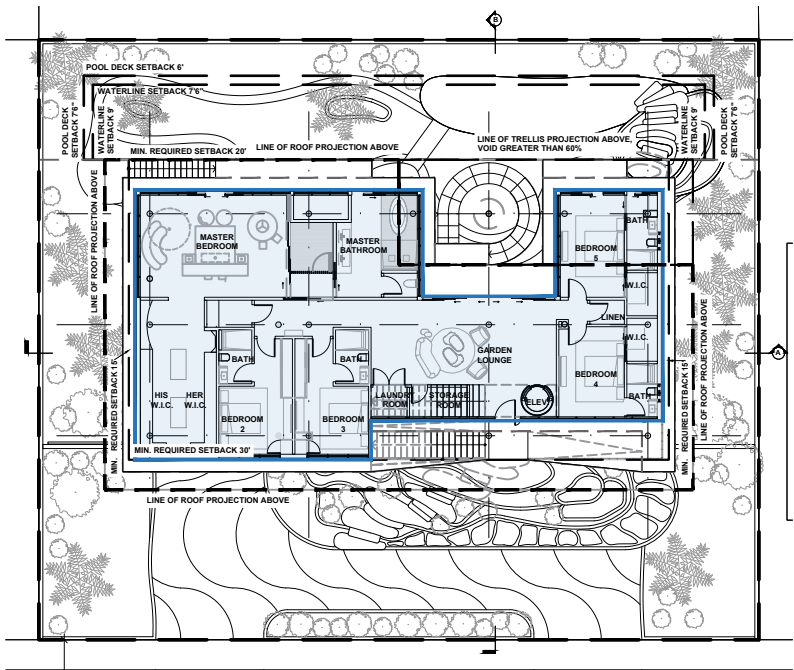
Drawing Number

A013

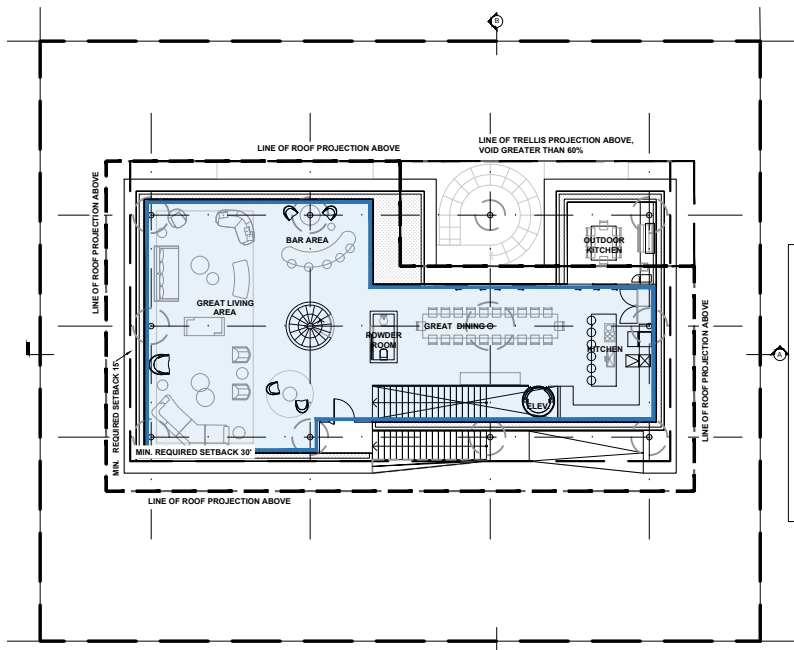
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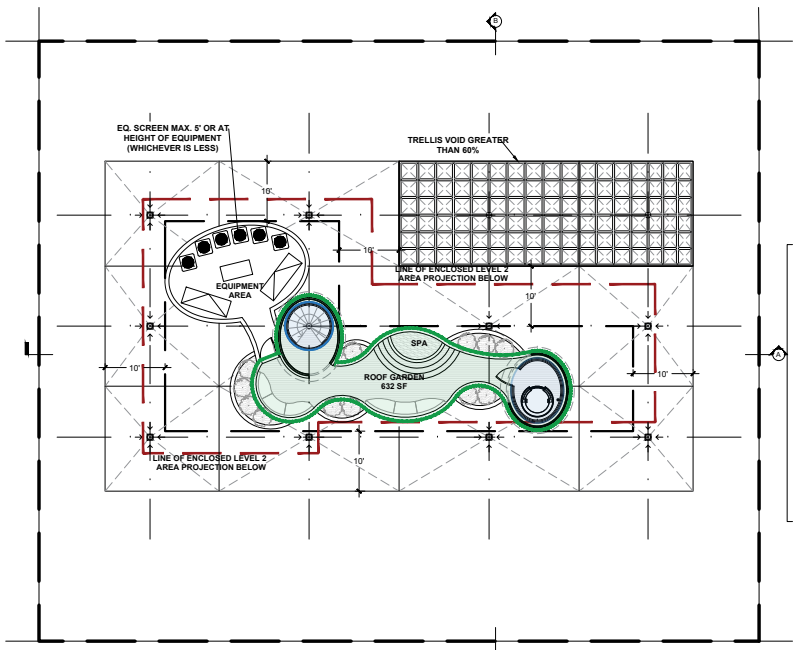
1 A014	UNIT SIZE - UNDERSTORY LEVEL 1/32" = 1'-0"	LEGEND:	NON A/C AREA DECK POOL EQ. EQ. AREA	377 SF 149 SF 135 SF
			A/C AREA ELEVATOR	23 SF
			TOTAL	684 SF



2 A014	UNIT SIZE - LEVEL 1 1/32" = 1'-0"	LEGEND:	A/C AREA	3,253 SF
-----------	--------------------------------------	---------	----------	----------



3 A014	UNIT SIZE - LEVEL 2 1/32" = 1'-0"	LEGEND:	A/C AREA	2,527 SF
-----------	--------------------------------------	---------	----------	----------



4 A014	UNIT SIZE - ROOF LEVEL 1/32" = 1'-0"	LEGEND:	NON A/C AREA ROOF GARDEN	506 SF
			A/C AREA STAIR & ELEVATOR	126 SF
			TOTAL	632 SF

ZONING DATA:

REQUIRED:

UNIT SIZE (MIN.)	1,800 SF
UNIT SIZE (MAX.)	6,000 SF

UNDERSTORY AREA ENCLOSED AIRCONDITIONED BUILDING ACCESS 5% OF LOT AREA (MAX.)	600 SF
--	--------

ROOF DECK 25% SQFT ENCLOSED FLOOR AREA IMMEDIATELY ONE FLOOR BELOW (MAX.)	632 SF
--	--------

PROVIDED:

ENCLOSED AREA	
UNDERSTORY	23 SF
LEVEL 1	3,253 SF
LEVEL 2	2,527 SF
ROOF DECK	126 SF

TOTAL UNIT SIZE	5,929 SF
-----------------	----------

UNDERSTORY AREA	684 SF
-----------------	--------

ROOF DECK	632 SF
-----------	--------

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ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

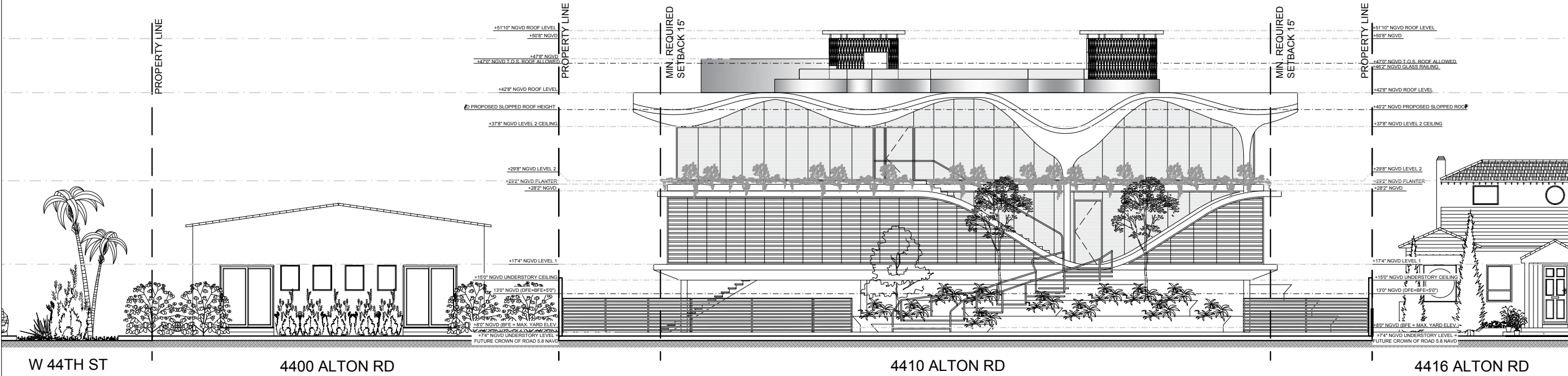
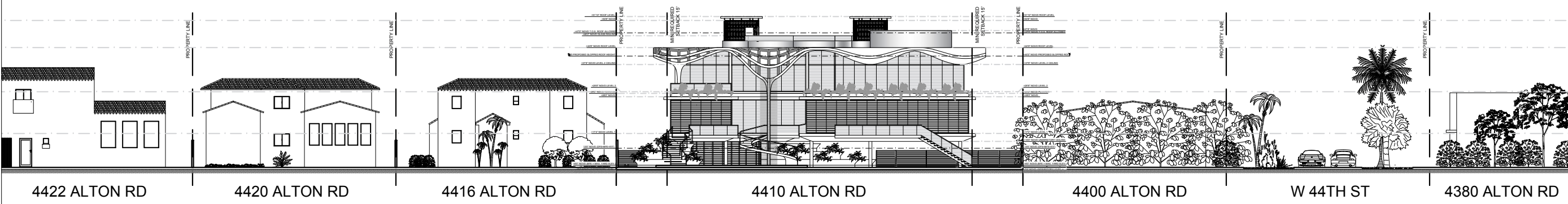
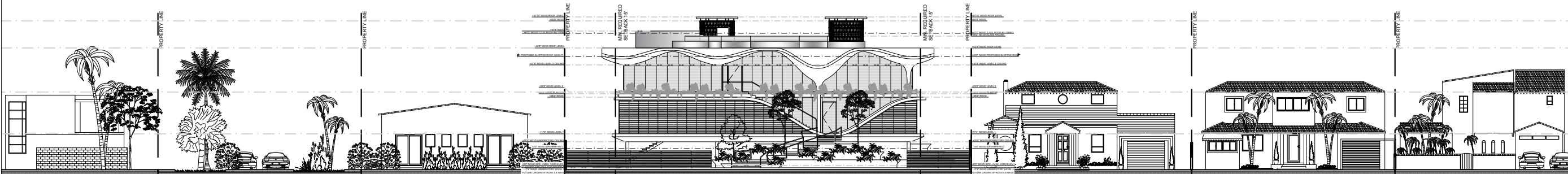
AREA DIAGRAMS -
UNIT SIZE

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/32" = 1'-0"

Drawing Number

A014

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

EXTERIOR ELEVATIONS LINE DRAWING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS

Scale

Drawing Number

A015



1
A016

SOUTHEAST VIEW

STAMP



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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AXONOMETRIC RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A016



1
A017

SOUTHWEST VIEW

STAMP



DATE: 08/04/24

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AXONOMETRIC
RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A017



1
A018

NORTHEAST VIEW

STAMP



DATE: 08/04/24

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

AXONOMETRIC RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A018



1 NORTHWEST VIEW
A019

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ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

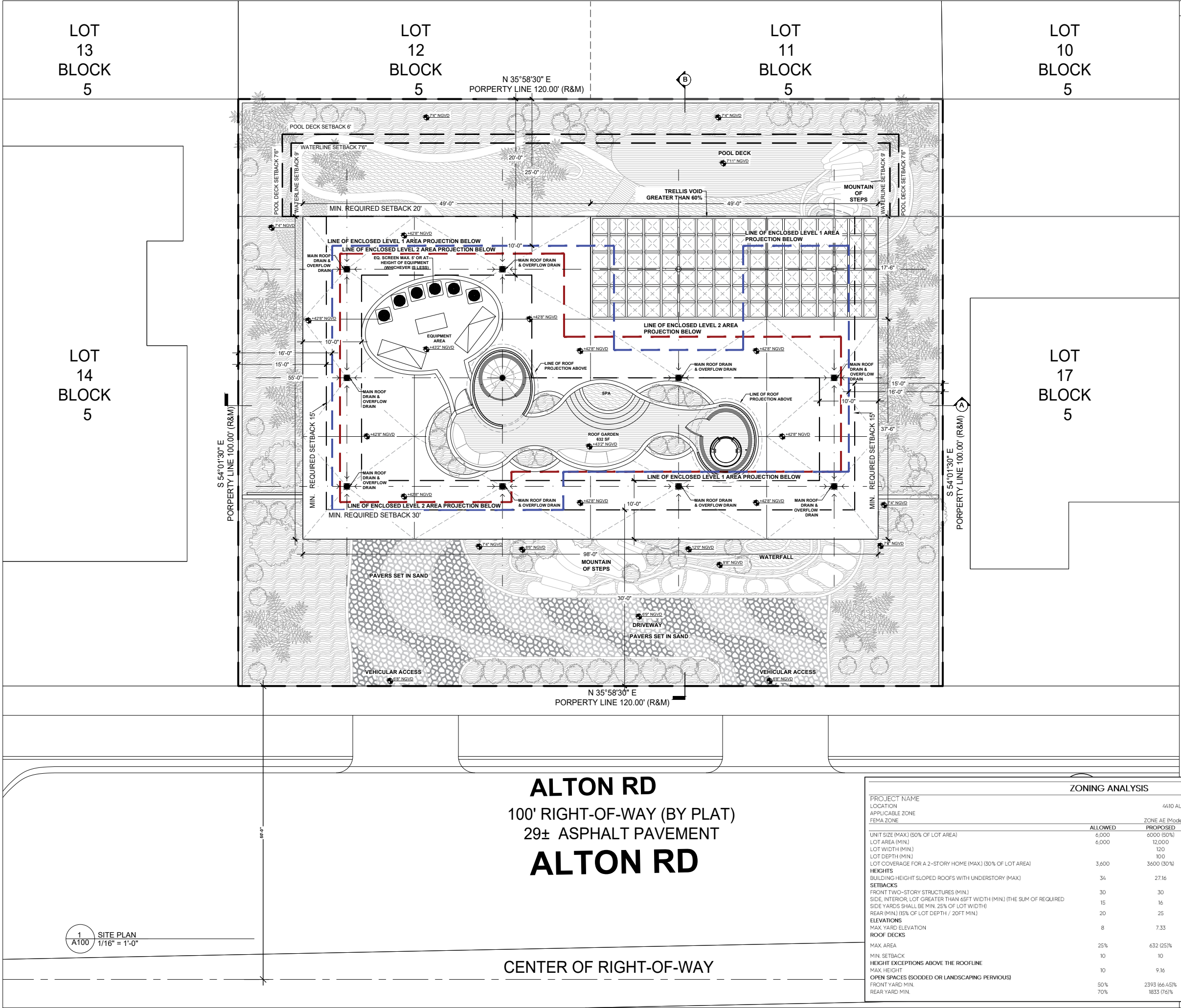
MARK	DESCRIPTION	DATE

Drawing Title
AXONOMETRIC RENDERING

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	-

Drawing Number

A019



MATERIALS LEGEND:

WHITE BRAZILIAN PEDRA PORTUGUESA SET ON SAND.

LIGHT GREY BRAZILIAN PEDRA PORTUGUESA SET ON SAND.

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE		
MARK	DESCRIPTION	DATE

Drawing Title

SITE PLAN

Client Name: Mauricio Rivera

Project Number: 2227

Date: 08-04-2024

Approved by: NMD NOMADAS

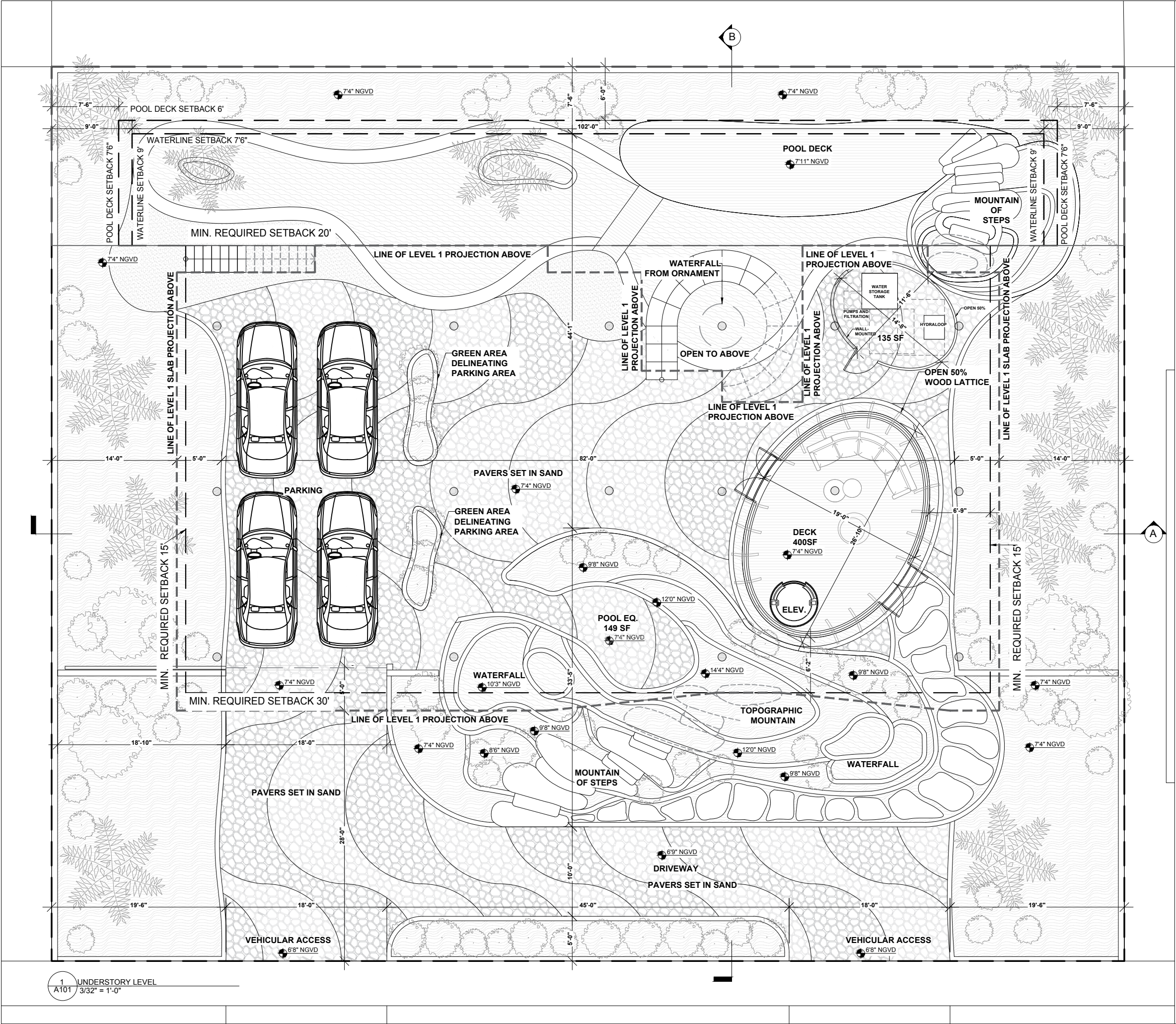
Scale: 1/16" = 1'-0"

Drawing Number

A100

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ZONING ANALYSIS			
PROJECT NAME		ALTON RD	
LOCATION		4410 ALTON RD, MIAMI BEACH, FL 33140	
APPLICABLE ZONE		RS-4	
FEMA ZONE		ZONE AE (Moderate to High Flooding Risk) 8 N.G.V.D. FT	
		ALLOWED	PROPOSED
UNIT SIZE (MAX) (50% OF LOT AREA)		6,000	6000 (50%)
LOT AREA (MIN)		6,000	12,000
LOT WIDTH (MIN)		120	120
LOT DEPTH (MIN)		100	100
LOT COVERAGE FOR A 2-STORY HOME (MAX) (30% OF LOT AREA)		3,600	3600 (30%)
HEIGHTS			
BUILDING HEIGHT SLOPED ROOFS WITH UNDERSTORY (MAX)		34	27.16
SETBACKS			
FRONT TWO-STORY STRUCTURES (MIN)		30	30
SIDE, INTERIOR LOT GREATER THAN 65FT WIDTH (MIN) (THE SUM OF REQUIRED SIDE YARDS SHALL BE MIN. 25% OF LOT WIDTH)		15	16
REAR (MIN) (15% OF LOT DEPTH / 20FT MIN)		20	25
ELEVATIONS			
MAX. YARD ELEVATION		8	7.33
ROOF DECKS			
MAX. AREA		25%	632 (25%)
MIN. SETBACK		10	10
HEIGHT EXCEPTIONS ABOVE THE ROOFLINE		10	9.16
OPEN SPACES (SODDED OR LANDSCAPING PERVIOUS)			
FRONT YARD MIN.		50%	2393 (66.45%)
REAR YARD MIN.		70%	1833 (76%)



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Project North

ISSUE DATE

BOARD APPLICATION 08-04-2024

MARK	DESCRIPTION	DATE

Drawing Title

UNDERSTORY LEVEL

Client Name Mauricio Rivera

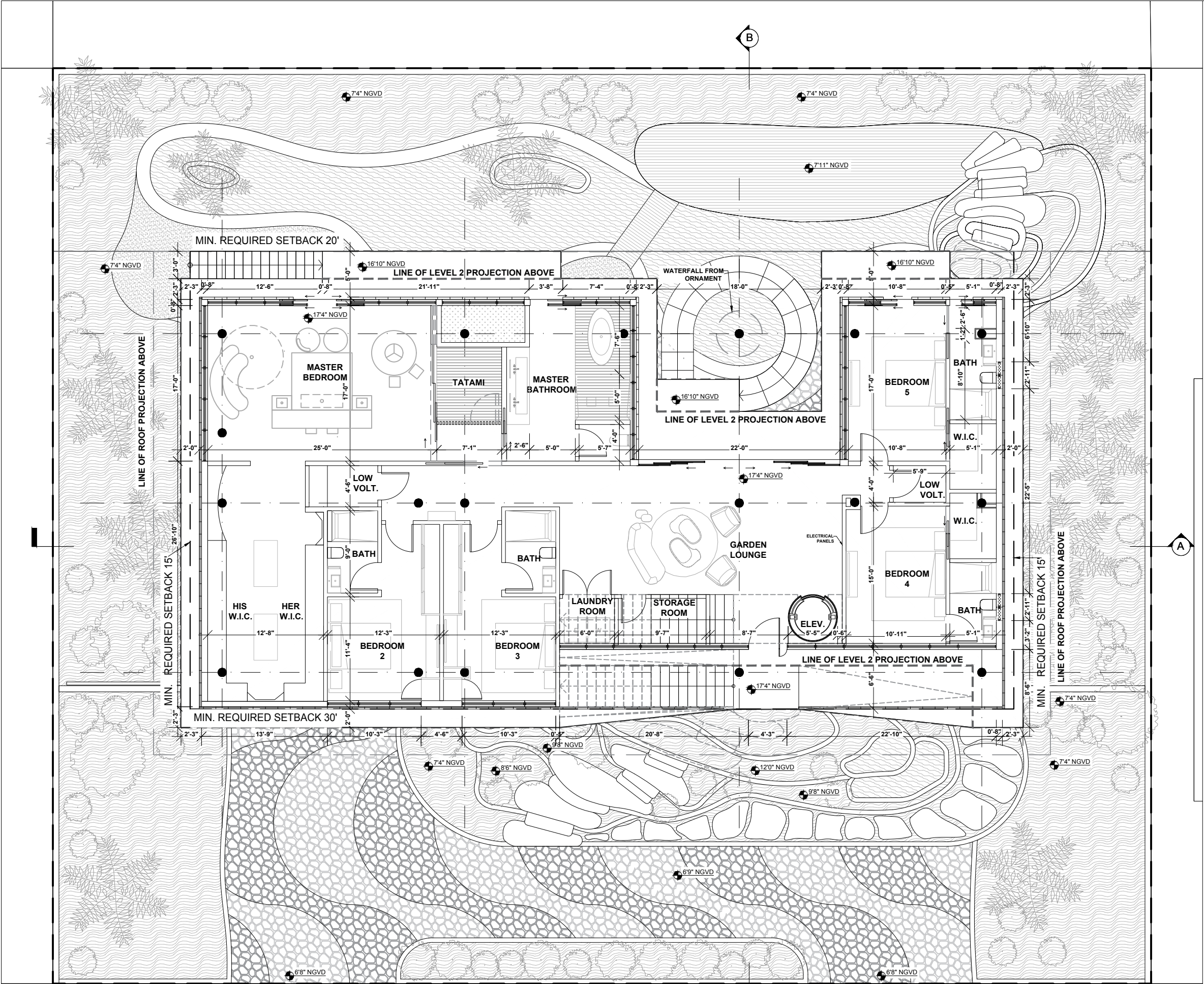
Project Number 2227

Date 08-04-2024

Approved by NMD NOMADAS

Scale 3/32" = 1'-0"

Drawing Number



1 LEVEL 1
A102 3/32" = 1'-0"

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

LEVEL 1

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

A102

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

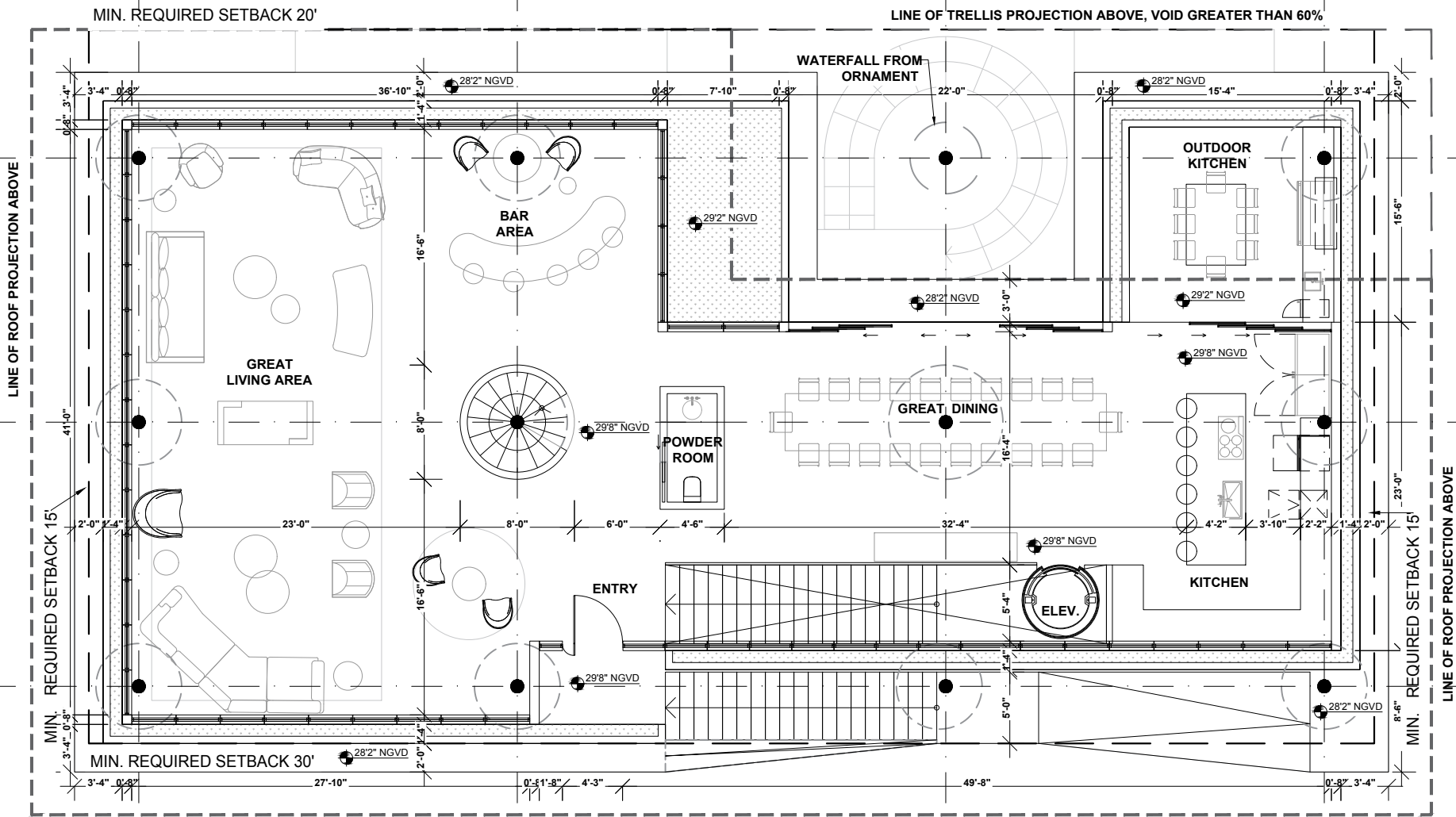
Drawing Title

LEVEL 2

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

A103





DATE: 08/04/24

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

[illegible]

Drawing Title

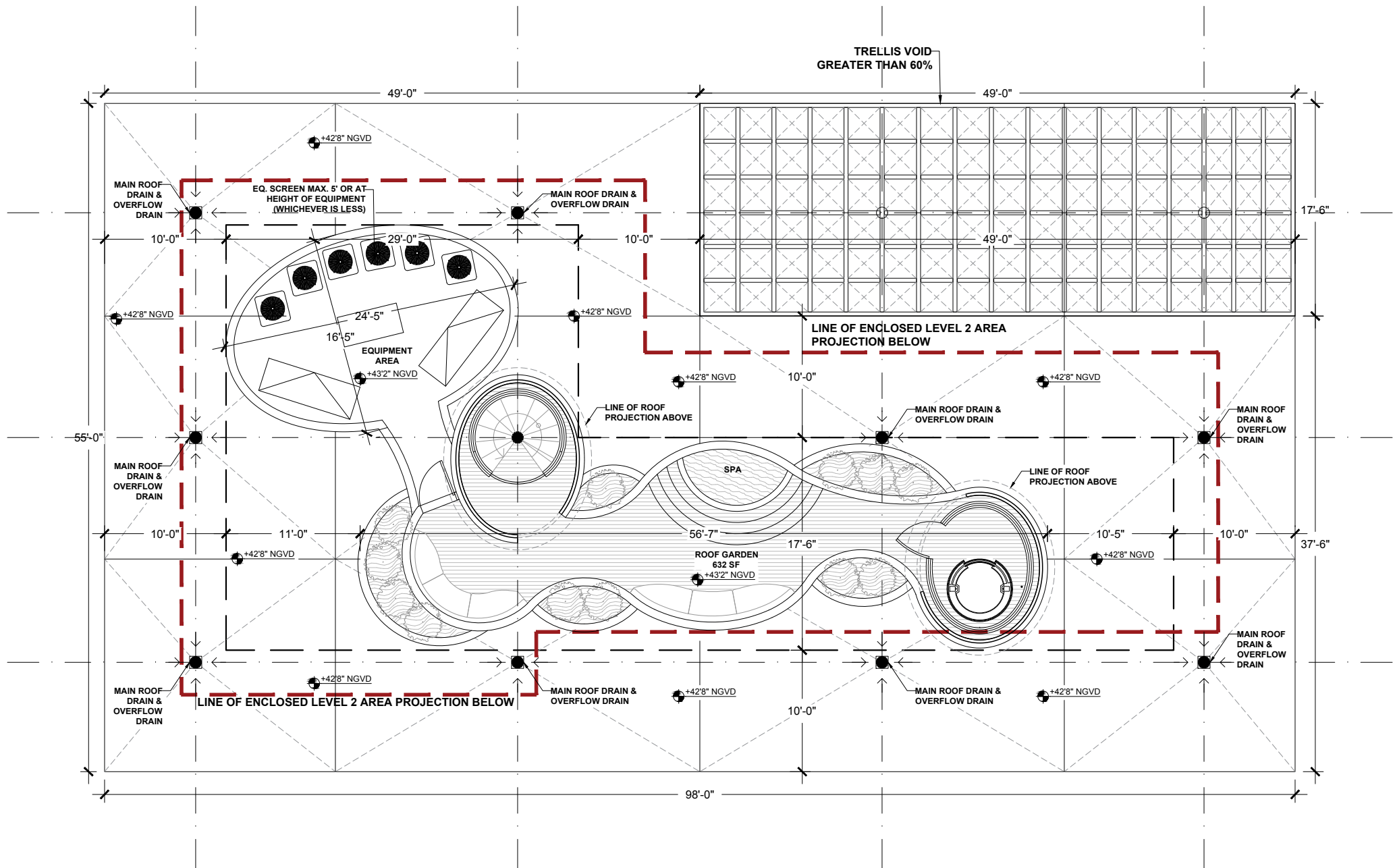
ROOF LEVEL

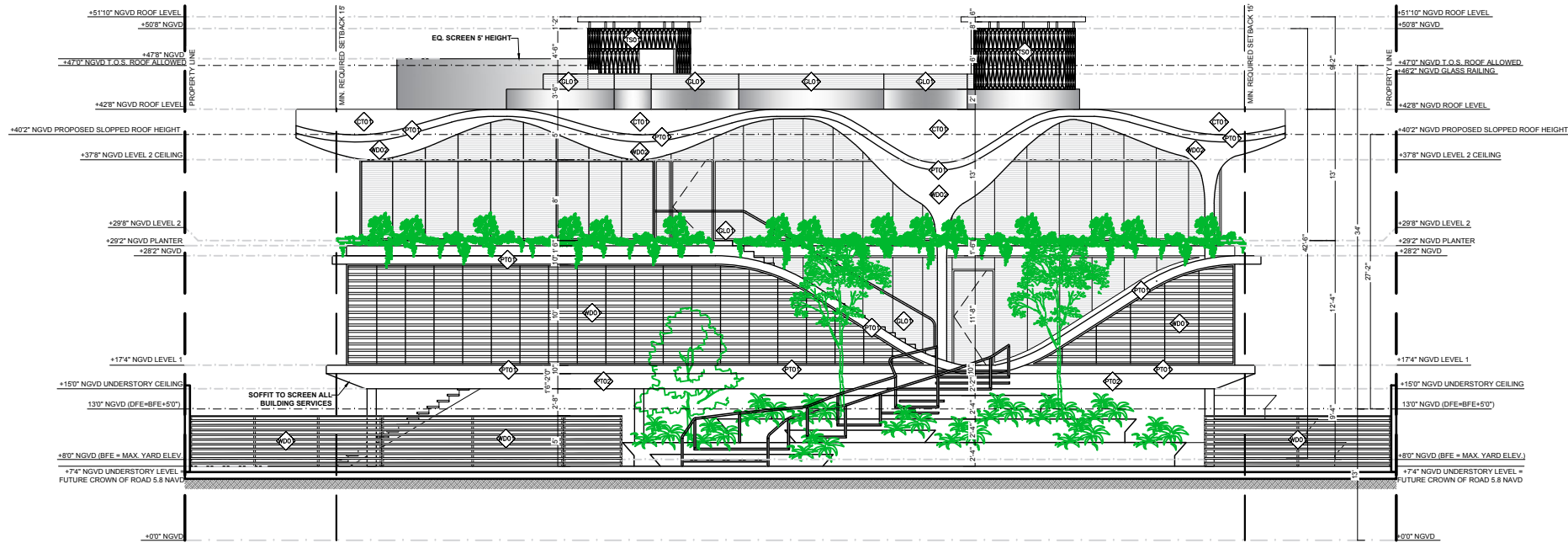
Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	3/32" = 1'-0"

Drawing Number

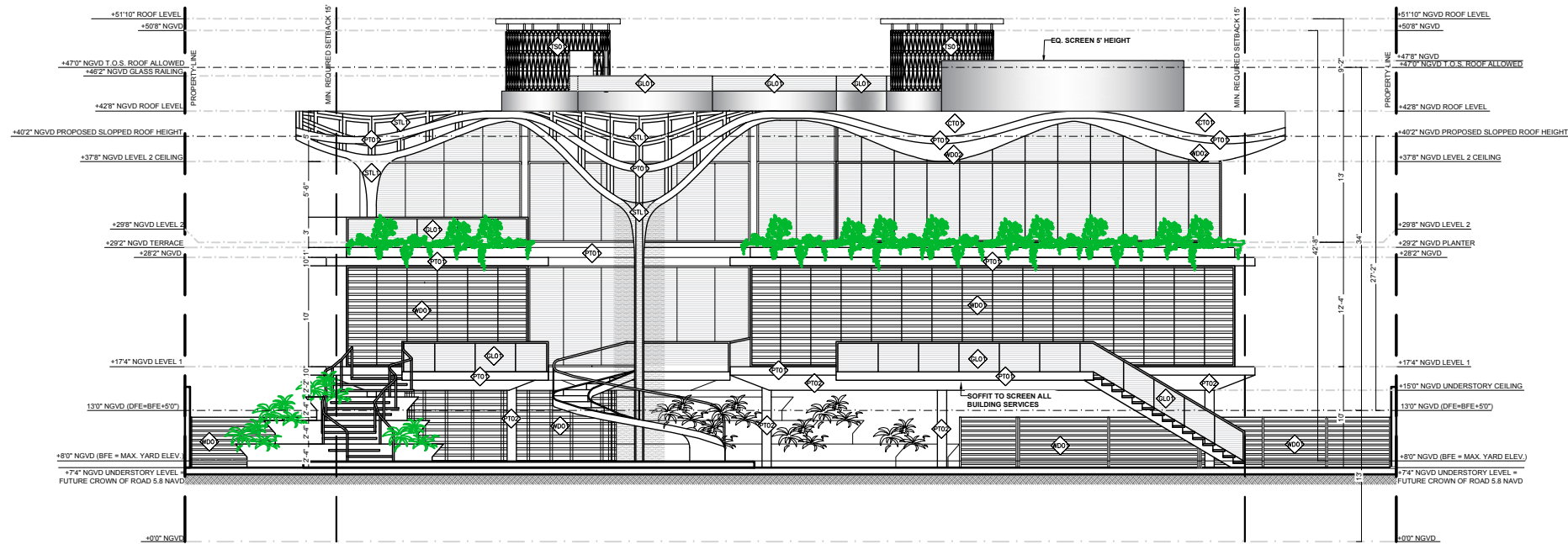
A104

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1
A300 SOUTHEAST EXTERIOR ELEVATION
1/16" = 1'-0"



2
A300 NORTHWEST EXTERIOR ELEVATION
1/16" = 1'-0"

MATERIALS LEGEND:

- PT01 STUCCO
Color: WHITE
Flat finish
- PT02 STUCCO
Color: DARK BROWN
Flat finish
- WDO ACCOYA WOOD SIDING
Color: NATURAL WOOD STAIN
Style rainscreen siding
- WDO2 BOTTOM ROOF FINISH
GFRC CONCRETE SURFACE
Formliner: Reckli - Wood Texture
Color: Ebano Claro
- CT01 TOP ROOF FINISH
SYNTHETIC WHITE CLAY TILE
Color: White
- GL01 GLASS BALCONY
GUARDRAILS
TEMPERED CLEAR GLASS
- STL1 STEEL STRUCTURE
PAINTED
Color TBD
- TS01 TERRACOTTA SCREEN
Color TBD

NOTE:

1. PRELIMINARY FINISHES BASED ON THE CONCEPTUAL IDEA BY NMDNOMADAS. THESE FINISHES MAY VARY DURING THE CURRENT OR FUTURE DESIGN PHASES OF THIS PROJECT.

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Project North

ISSUE	DATE
BOARD APPLICATION	08-04-2024

REVISION SCHEDULE

MARK	DESCRIPTION	DATE

Drawing Title

EXTERIOR ELEVATIONS

Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"
Drawing Number	

A300

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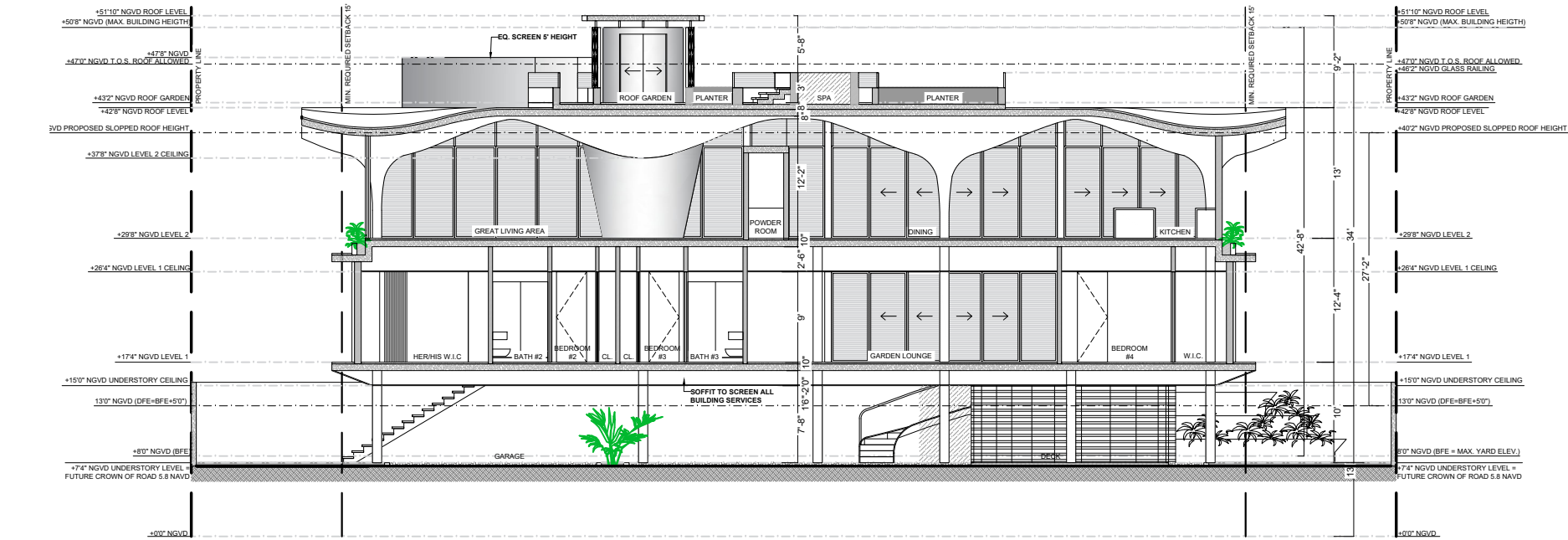
Drawing Title

SECTIONS

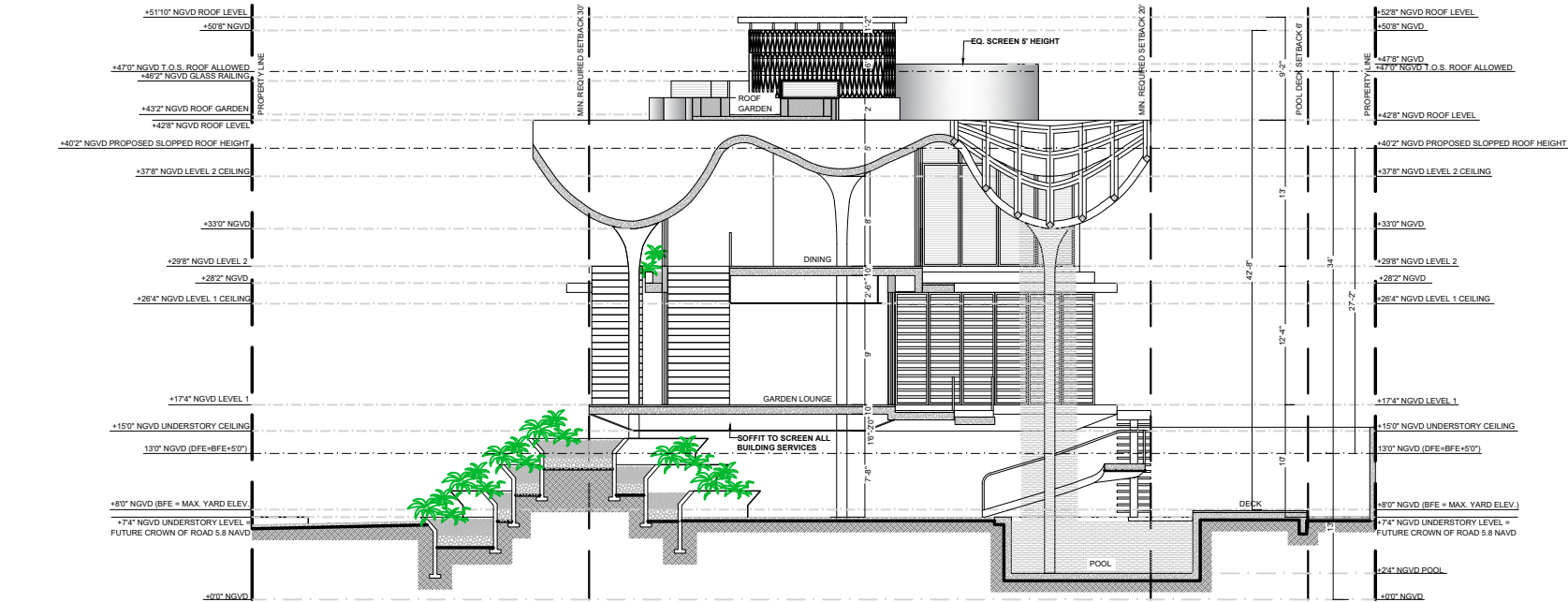
Client Name	Mauricio Rivera
Project Number	2227
Date	08-04-2024
Approved by	NMD NOMADAS
Scale	1/16" = 1'-0"

Drawing Number

A350



1 SECTION A
A350 1/16" = 1'-0"



2 SECTION B
A350 1/16" = 1'-0"